



CITY OF CHELSEA
ZONING BOARD OF APPEALS
City Hall, 500 Broadway, Room 101
Chelsea, Massachusetts 02150

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Ned Keefe, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Craig Steele, Associate
Brian Hatleberg, Associate

AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a **Regular meeting** of the Chelsea Zoning Board of Appeals will be held:

Tuesday, May 10, 2005 at 6:00 p.m.
City Hall, Room 102, Conference Room

- I. Call of Roll of Members**
- II. Public Meeting / Hearing Petitions**

Special Permit and Variance (Cont'd)

- 2005 – 11 220 Spencer Avenue / Keen Development Corporation**
For a Special Permit and a Variance for the conversion of the former Municipal Education Building known as the Mary C. Burke School into a twenty-three (23) apartment complex.

Special Permit and Variance (New)

- 2005 – 08 155 Sixth Street / Superior Realty Management Corp**
For an Appeal of the Zoning Enforcement Officer's determination that consumer self storage requires issuance of a Special Permit and is not among the legally established non-conforming uses permitted for the building, and, in the case the appeal is not granted, then alternative consideration seeking a Special Permit for consumer self storage.
- 2005 – 12 80 Clinton Street / Rogelio & Elvia G. Guzman**
For a Special Permit for a Building Permit seeking approval for the construction of a new dwelling structure adjacent to an existing single family dwelling, with a connecting deck or porch between each structure, thereby creating a two family dwelling.
- 2005 – 15 79 Spencer Avenue / Misael Pena**
For a Variance for an Application for a New Building Permit seeking approval for the construction of a two (2) family duplex dwelling within a 4,000 square foot lot.
- 2005 – 16 855 Broadway / Omnipoint Holdings, Inc.**
For a Special Permit for an Alteration Permit seeking approval for the installation of Wireless Communications Equipment including antennas, cabinets and cables upon the rooftop of the Broadway Glen Apartment structure.
- 2005 – 17 35 – 37 Marlborough Street / Mary Zaluski**
For a Variance to allow for an Alteration Permit seeking approval for the reclassification of the existing six (6) unit apartment complex into separate classifications a one three (3) family dwelling at 35 Marlborough street and one three (3) family at 37 Marlborough Street.

- 2005 – 19 33, 35, 37 Suffolk Street / 1 – 4 Shawmut Place / Chelsea Neighborhood Housing**
For a Variance to divide Parcel A (33,35,37 Suffolk Street) and Parcel B (1-4 Shawmut Place) and to convey each lot separately, together with a five unit residential structure on Parcel A and a four unit residential structure located on Parcel B.
- 2005 – 20 1 – 4 Shawmut Place / Chelsea Neighborhood Housing Services**
For a Special Permit seeking approval for the renovation of an existing four (4) unit row type apartment structure, and for a Variance from the Dimensional Regulations set forth in the Zoning Ordinance.

III. Other Business

- 2003 – 31 302 - 304 - 306 Broadway / 302 Broadway Development LLC**
Request for an extension on a Variance granted on September 24, 2003 and extended on June 8, 2004 to May 5, 2005 and guidance in building design.
- 2003 – 08 1012 – 1018 Broadway**
2003 – 17 Minor Modification of Special Permit / Variance requested in order to gain compliance with Chapter 91 Waterfront License requirements; propose moving building closer to southerly (Walgreens) property line. No additional zoning relief required.

IV. Communications

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.